

Neighborhood Notifications  
Open House Information  
Citizen Comments  
Affidavit of Posting  
Site Signs  
Legal Protest

## **CITIZEN REVIEW REPORT**

**SJJ – Scottsdale & Acoma**

**14-ZN-2019**

**April 2019**

### **Overview**

This Citizen Review Report has been prepared in association with a rezoning request for the 2.5+/- acre property located at the northeast corner of Scottsdale and Acoma for SJJ Development. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

### **Community Involvement/Response**

Surrounding property owners within 750' were notified via first class mail regarding the project on December 11, 2015. This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback and information regarding the required neighborhood open house meeting, which was held on January 5, 2016 from 6-7pm at the Mustang Library, Book Discussion Room. A white "Project Under Consideration" sign was also posted on the property on December 17, 2015 and included the open house location, date and time. The case was subsequently placed on hold by the applicant. Now that the case is moving forward, a follow-up neighborhood mailing was sent on **April 2, 2019**.

No one attended the neighborhood open house meeting and no correspondence from the community has been received and the time of drafting this updated report.

### **Attachments**

Notification Letter (December 2015)  
Notification Letter Update (April 2019)  
750' Mailing List  
Affidavit of Posting & Photo





# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 14-ZN-2016  
Project Name: \_\_\_\_\_  
Location: 14601 N Scottsdale Rd  
Site Posting Date: Orig. post 5/24/2019, Updated 6/07/2019  
Applicant Name: Berry Riddell  
Sign Company Name: Dynamite Signs  
Phone Number: 480-585-3031

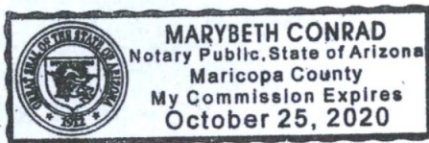
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

6/10/19  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 10<sup>th</sup> day of June 2019



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

## City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale  
PUBLIC NOTICE

scan,  
snap,  
save



# ZONING/PUBLIC HEARING

City Hall, 3939 North Drinkwater Boulevard, Scottsdale, Arizona

PLANNING COMMISSION: 5:00 P.M., 6/12/2019  
CITY COUNCIL: 5:00 P.M., 7/01/2019

**REQUEST:** Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on a +/-2.46 acre site located at 14601 N. Scottsdale Road.

**LOCATION:** 14601 N Scottsdale Rd

**CASE NUMBER:** 14-ZN-2016

**Applicant/Contact:**

Berry Riddell  
480-385-2727  
mh@berryriddell.com

**City Contact:**

Bryan Cluff / 480-312-2258  
bcluff@ScottsdaleAZ.gov

Posting  
Date:  
5/24/19

**Case File Available at City of Scottsdale 480-312-7000**

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bidgresources/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

6/7/19 13:02:37



# **CITIZEN REVIEW REPORT**

**SJJ – Scottsdale & Acoma**

**1091-PA-2015**

April 2016

## **Overview**

This Citizen Review Report has been prepared in association with a rezoning request for the 2.5+/- acre property located at the northeast corner of Scottsdale and Acoma for SJJ Development. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

## **Community Involvement/Response**

Surrounding property owners within 750' were notified via first class mail regarding the project on **December 11<sup>th</sup>**. This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback and information regarding the required neighborhood open house meeting which was held on **January 5<sup>th</sup>** from **6-7pm** at the Mustang Library, Book Discussion Room. A white "Project Under Consideration" sign was also posted on the property on **December 17<sup>rd</sup>** and included the open house location, date and time.

No one attended the neighborhood open house meeting and no correspondence from the community has been received and the time of filing this application.

## **Attachments**

Notification Letter

750' Mailing List

Affidavit of Posting & Photo

**14-ZN-2016**  
**05/05/16**



December 11, 2015

**Subject: SJJ Development / Scottsdale & Acoma**

Dear Property Owner:

We are representing SJJ Development on a rezoning request for a property located at the North East corner of N. Scottsdale Road and E. Acoma Drive. We are working with the City of Scottsdale to rezone the site from the current I-1 (Industrial Park) zoning designation to C-3 (Highway Commercial) to allow for a wider range of retail uses. The site is occupied by several tenants including Zoe's Kitchen, Pie Five, and Mattress Firm, but current zoning limits further leasing options.



The purpose of this letter is to make you aware of this rezoning application and give you an opportunity to contact us regarding the request. We are also hosting a neighborhood open house meeting on **Tuesday, January 5<sup>th</sup> from 6pm to 7pm at the Mustang Library, 10101 North 90<sup>th</sup> Street, in the Book Discussion Room** and we will have additional information to share. This will afford you an opportunity to ask questions in person or simply review the proposal. Please feel free to contact me (information below) or our City Planner Bryan Cluff, 480-312-2258 or [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov) with any questions. For reference, our case number with the City is **1091-PA-2015**.

Sincerely,

Michele Hammond, Applicant Representative  
[mh@berryriddell.com](mailto:mh@berryriddell.com)  
602-463-4081



Owner	MAIL_ADD MAIL_ADDR2	MAIL_CITY	MAIL_STAT	MAIL_ZIP	MAIL_COU	APN
COMERICA BANK	2015 MANHATTAN BEACH BLVD 2ND F	REDONDO BEACH	CA	90278	USA	21556389
12TH STREET KF LLC/12TH STREET RK LLC/12TH STREET LLC	1 LOMBARD ST STE-201	SAN FRANCISCO	CA	94111	USA	21556402
ARIZONA PUBLIC SERVICE CO	PO BOX 531 STA 9505	PHOENIX	AZ	85072	USA	21557002F
SHANE SCOTTSDALE LP	1900 AVENUE OF THE STARS STE 2400	LOS ANGELES	CA	90067	USA	21557002K
IX CW EAST THUNDERBIRD SQUARE L P	591 W PUTNAM AVE	GREENWICH	CT	6830	USA	21557002M
CHALPIN FAMILY ENTERPRISES LTD PARTNERSHIP	7428 E KAREN DR	SCOTTSDALE	AZ	85260	USA	21556002C
AIRE LANE LLC	14901 N SCOTTSDALE RD NO 201	SCOTTSDALE	AZ	85260	USA	21556002D
ACOMA09 LLC	1830 W BROADWAY RD	MESA	AZ	85202	USA	21556003
MITCHELL SOUTHWEST LLC	7350 E ACOMA DR	SCOTTSDALE	AZ	85260	USA	21556004A
14605 N 73RD STREET LLC	14605 N 73RD ST	SCOTTSDALE	AZ	85260	USA	21556004B
BIGHI & ASSOCIATES LIMITED PARTNERSHIP	10050 E MOUNTAINVIEW LAKE DR 20	SCOTTSDALE	AZ	85258	USA	21556006A
BURGIN BLAINE B/HOPE K TR	28615 NORTH 53RD ST	CAVE CREEK	AZ	85308	USA	21556006B
GRAYSTAR CORPORATION	14605 N AIRPORT DR #210	SCOTTSDALE	AZ	85260	USA	21556008
ICIC COMMERCIAL INVESTMENTS LLC	2400 E ARIZONA BILTMORE CIRCLE SUITE 100	PHOENIX	AZ	85016	USA	21556009A
IX CW EAST THUNDERBIRD SQUARE L P	591 W PUTNAM AVE	GREENWICH	CT	6830	USA	21557002N
IX CW EAST THUNDERBIRD SQUARE L P	591 W PUTNAM AVE	GREENWICH	CT	6830	USA	21557002Q
IX CW EAST THUNDERBIRD SQUARE L P	591 W PUTNAM AVE	GREENWICH	CT	6830	USA	21557002S
SCOTTSDALE KIERLAND PROPERTIES LLC	14648 N SCOTTSDALE RD NO 345	SCOTTSDALE	AZ	85254	USA	21558021
SCOTTSDALE KIERLAND PROPERTIES LLC	14648 N SCOTTSDALE RD NO 345	SCOTTSDALE	AZ	85254	USA	21558022
SCOTTSDALE BANK THE	PO BOX 2609	CARLSBAD	CA	92018	USA	21556015A
RAINBOW J CORP	14555 N SCOTTSDALE RD #110	SCOTTSDALE	AZ	85254	USA	21556015B
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	USA	21556016
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	USA	21556017
AGAVE VENTURE PARTNERS LLC	10297 E BUTTE DR	SCOTTSDALE	AZ	85255	USA	21556018
ACOMA DRIVE LLC	PO BOX 1368	CARLSBAD	CA	92018	USA	21556019
SCOTTSDALE ROAD EQUITIES 02 LLC	14851 N SCOTTSDALE RD STE 203	SCOTTSDALE	AZ	85254	USA	21556021A
SCOTTSDALE ROAD EQUITIES 02 LLC	14851 N SCOTTSDALE RD STE 203	SCOTTSDALE	AZ	85254	USA	21556023C
SCOTTSDALE ROAD EQUITIES 02 LLC	14851 N SCOTTSDALE RD STE 203	SCOTTSDALE	AZ	85254	USA	21556023E
2 QUARTERS & A 1/2 LLC	11333 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85254	USA	21556026B
FARM BOYS LLC	4835 E CACTUS RD NO 425	SCOTTSDALE	AZ	85254	USA	21556026C
LOOKOUT PEAKS LLC	14901 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85254	USA	21556027B
FLIGHTS AWAY LLC	14901 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85254	USA	21556028
WINDROSE SQUARE L L C	14901 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85254	USA	21556029
SPENSA ARIZONA XIV LLC	601 CARLSON PKWY	MINNETONKA	MN	55305	USA	21556007A





# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White) ☐ Public Hearing Notice Sign (Red)

Case Number: 1091-PA-2015

Project Name: \_\_\_\_\_

Location: 14601 N. Scottsdale Rd.

Site Posting Date: Dec. 17, 2015

Applicant Name: John Berry, Berry Riddell, LLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

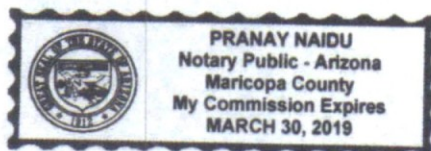
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Pamela Swartz*  
Applicant Signature

12.17.15  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 17 day of Dec, 2015



*[Signature]*  
Notary Public

My commission expires: 03.30.2019

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Tuesday, January 5, 2016  
Time: 6:00pm - 7:00pm  
Location: Mustang Library - Book Discussion Room  
10101 N. 90th Street, Scottsdale, AZ 85258

**Site Address:** 14601 N. Scottsdale Rd., Scottsdale, AZ

### Project Overview:

- Request: Rezone to C-3
- Description of Project and Proposed Use: Expansion of uses of current retail center
- Site Acreage: 2.5 acres
- Site Zoning: I-1

### Applicant Contact:

John Berry 480-385-2727  
jb@berryriddell.com

### City Contact:

Bryan Cluff 480-312-2258  
bcluff@scottsdaleaz.gov

Pre-Application #: 1091-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:  
<http://www.scottsdaleaz.gov/projects/>

Posting Date: 12/17/16

- -Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal